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201616018143

FILED FOR RECORD IN

TIPPECANOE COUNTY, IN

SHANNON WITHERS, RECORDER

10/03/2016 01:35:34PM

DEED

35.00

CORPORATE WARRANTY DEED

Project: Kingston Trail
Parcel: 1, 1A, 1B
State ID Nos. 79-07-17-304-001.000-026
79-07-17-304-002.000-026
79-07-17-304-003.000-026

THIS INDENTURE WITNESSETH, That **WEST LAFAYETTE COMMUNITY SCHOOL CORPORATION**, the Grantor, **CONVEYS AND WARRANTS** to the **CITY OF WEST LAFAYETTE, INDIANA**, the Grantee, for NO consideration, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal descriptions attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgment and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that they are authorized by the school corporation and have full authority to sign and execute documents on its behalf, and that their authority has not been revoked; that they are, therefore, fully authorized and empowered to convey to the City of West Lafayette, Indiana, the real estate of the Grantor and to execute all necessary instruments in connection therewith.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

OCT 03 2016

Richard A. Hentges
AUDITOR OF TIPPECANOE CO.

IN WITNESS WHEREOF, the Grantor has executed this 3rd day of October, 2016.

WEST LAFAYETTE COMMUNITY
SCHOOL CORPORATION

By: Alan R. Karpick
Printed: Alan R. Karpick
President

By: Karen S. Springer
Printed: Karen S. Springer
~~Secretary~~ Vice President

STATE OF INDIANA)
) SS:
COUNTY OF TIPPECANOE)

Before me, a Notary Public in and for said State and County, personally appeared Alan R. Karpick and Karen S. Springer, authorized officers of the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that that any representations contained therein are true.

I am a resident of Hendricks County.

Witness my hand and Notarial Seal this 3rd day of October, 2016.

My commission expires: 4/28/2024

Patrick A. McCallister
NOTARY PUBLIC

This conveyance is for no consideration and a sales disclosure form is not required.

I affirm under the penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Thomas L. Brooks, Jr.

This instrument prepared by: Thomas L. Brooks, Jr. of the firm Mayfield and Brooks, LLC, 8 N. Third St., Suite 405, P.O. Box 650, Lafayette, IN 47902, Telephone (765) 423-5454

Grantee's address:
711 W. Navajo St.
West Lafayette, IN 47906

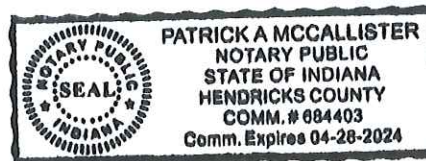


EXHIBIT "A"

Project: 1401286
Parcel: 1 Fee Simple
Form: WD-1
Key No.: 79-07-17-304-001.000-026

Sheet 1 of 5

A part of the Southeast Quarter of Section 18, and a part of the Southwest Quarter of Section 17, all in Township 23 North, Range 4 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at an iron pin on the West line of the Northwest Quarter of the Southwest Quarter of Section 17, 380.7 feet south of the Northwest corner of the Southwest Quarter of Section 17; thence West 86.0 feet to a point on the East line of Salisbury Street as now laid out and established; thence Southeasterly upon and along the east line of Salisbury Street 238.0 feet to a point; thence East parallel with the North line of the Northwest Quarter of the Southwest Quarter of Section 17 a distance of 209.3 feet to a point; thence South 115.0 feet (the foregoing portion of this description beginning with the words "at an iron pin" is quoted from Deed Record 85, page 3908) to a southwest corner of a 5.45-acre tract of land described in Deed Record 85, page 3908; thence North 0 degrees 51 minutes 12 seconds West 24.17 feet along a west line of said 5.45-acre tract of land to the north boundary of Kingston Drive and the point of beginning of this description, said point of beginning being the southeast corner of a 17,080-square foot tract of land described in Deed Record 83, page 2671; thence South 89 degrees 08 minutes 44 seconds West 146.58 feet along the boundary of said Kingston Drive to the northeastern intersection of said Kingston Drive and said Salisbury Street; thence North 74 degrees 00 minutes 11 seconds West 40.00 feet along the boundary of the intersection of said Kingston Drive and said Salisbury Street to the eastern boundary of said Salisbury Street; thence North 15 degrees 29 minutes 57 seconds West 8.69 feet along the boundary of said Salisbury Street to point "200" designated on said plat; thence South 58 degrees 33 minutes 53 seconds East 18.72 feet to point "201" designated on said plat; thence North 89 degrees 08 minutes 44 seconds East 135.00 feet to point "202" designated on said plat;

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Sheet 2 of 5

thence South 85 degrees 39 minutes 41 seconds East 36.38 feet to the east line of said 17,080-square foot tract of land; thence South 0 degrees 51 minutes 12 seconds East 6.71 feet along said east line to the point of beginning and containing 0.037 acres, more or less.



This description was prepared for the City
of West Lafayette, Indiana on the 19th day of
September, 2016

by

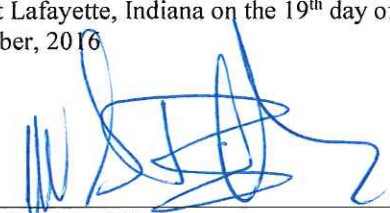

Jeff S. Bislich
Indiana Registered Surveyor
License Number 9800003

EXHIBIT "A"

Project: 1401286
Parcel: 1A Fee Simple
Form: WD-1
Key No.: 79-07-17-304-002.000-026

Sheet 3 of 5

A part of the Southwest Quarter of Section 17, Township 23 North, Range 4 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at an iron pin on the West line of the Northwest Quarter of the Southwest Quarter of Section 17, 380.7 feet south of the Northwest corner of the Southwest Quarter of Section 17; thence West 86.0 feet to a point on the East line of Salisbury Street as now laid out and established; thence Southeasterly upon and along the east line of Salisbury Street 238.0 feet to a point; thence East parallel with the North line of the Northwest Quarter of the Southwest Quarter of Section 17 a distance of 209.3 feet to a point; thence South 115.0 feet (the foregoing portion of this description beginning with the words "at an iron pin" is quoted from Deed Record 85, page 3908) to a southwest corner of a 5.45-acre tract of land described in Deed Record 85, page 3908 and the point of beginning of this description: thence North 0 degrees 51 minutes 12 seconds West 30.88 feet along a west line of said 5.45-acre tract of land; thence South 85 degrees 39 minutes 41 seconds East 74.10 feet to the northern boundary of Kingston Drive at point "203" designated on said plat; thence along the boundary of said Kingston Drive Northeasterly 97.89 feet along an arc to the left and having a radius of 913.00 feet and subtended by a long chord having a bearing of North 86 degrees 04 minutes 26 seconds East and a length of 97.84 feet to the east line of said 5.45-acre tract of land; thence South 0 degrees 51 minutes 12 seconds East 29.64 feet along said east line to a southeast corner of said 5.45-acre tract of land; thence South 89 degrees 13 minutes 09 seconds West 171.50 feet along the south line of said 5.45-acre tract of land to the point of beginning and containing 0.105 acres, more or less, inclusive of the presently existing right of way, which contains 0.100 acres, more or less.



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by


Jeff S. Bislich
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Sheet 5 of 5

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Sheet 5 of 5

20.43-acre tract of land; thence South 89 degrees 13 minutes 09 seconds West 907.10 feet along the south line of said 20.43-acre tract of land to the point of beginning and containing 1.067 acres, more or less, inclusive of the presently existing right of way, which contains 1.058 acres, more or less.



This description was prepared for the City
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September, 2016

by


Jeff S. Bislich
Indiana Registered Surveyor
License Number 9800003

RIGHT-OF-WAY PARCEL PLAT

PREPARED FOR THE CITY OF WEST LAFAYETTE, INDIANA

PARCEL: 1
 PROJECT: 1401286
 ROAD: KINGSTON TRAIL
 COUNTY: TIPPECANOE
 SECTION: 17, 18
 TOWNSHIP: 23 N.
 RANGE: 4 W.

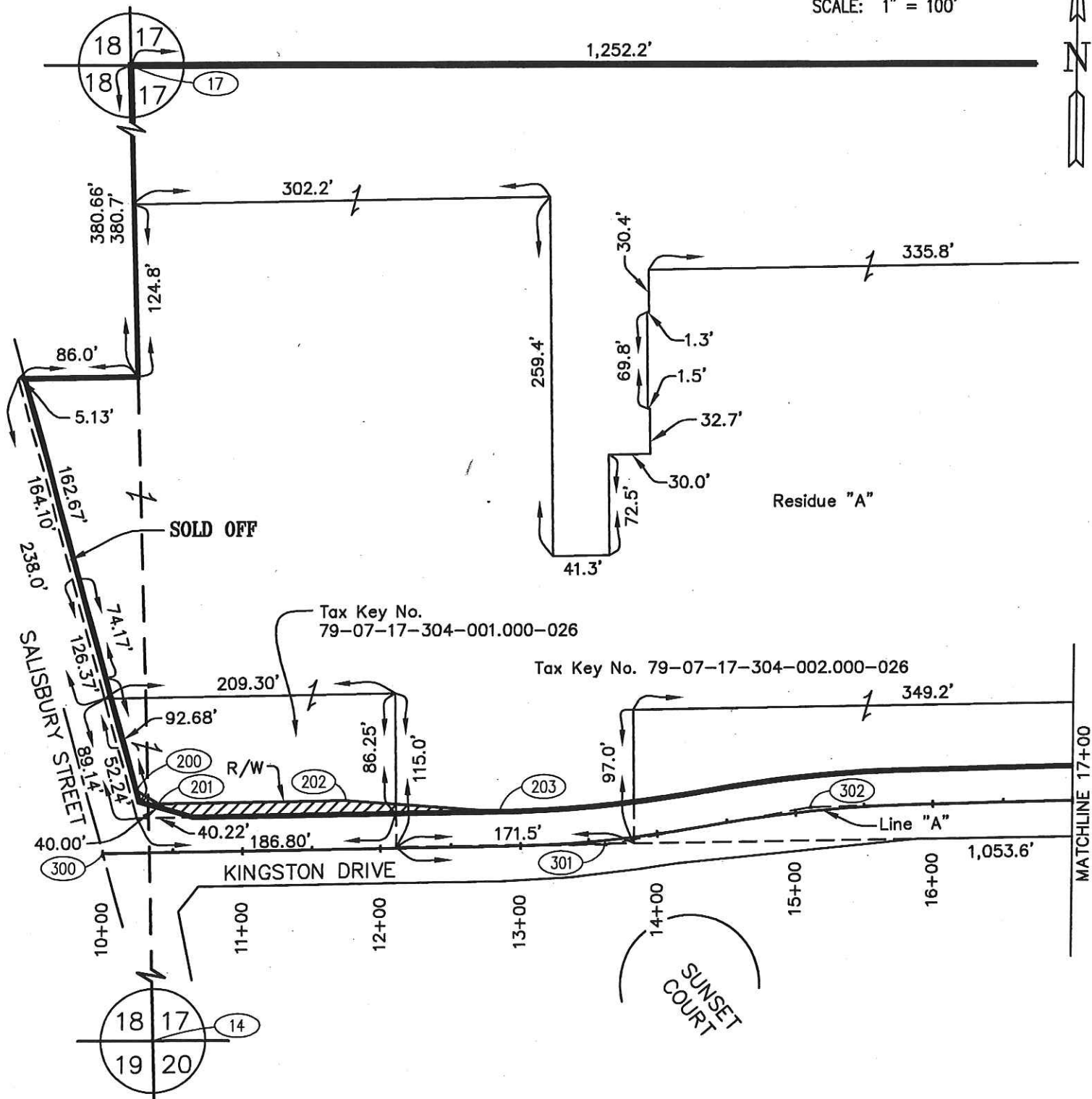
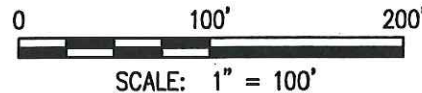
OWNER: WEST LAFAYETTE COMMUNITY SCHOOL CORP.
 DEED RECORD: 81, PAGE: 903, DATED: 4-17-81
 DEED RECORD: 83, PAGE: 2671, DATED: 9-9-83
 DEED RECORD: 85, PAGE: 3908, DATED: 12-18-85
 INSTRUMENT NO. 06013252 DATED: 6-7-06

DES. NO.: 1401286
 DRAWN BY: P.A. McCALLISTER, 8-19-16
 CHECKED BY: J.S. BISLICH, 8-22-16



Hatched area is the approximate taking.

Dimensions shown below are from the above listed record documents.
 Centerline stationing tic marks are shown at 50 foot intervals.



This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey.

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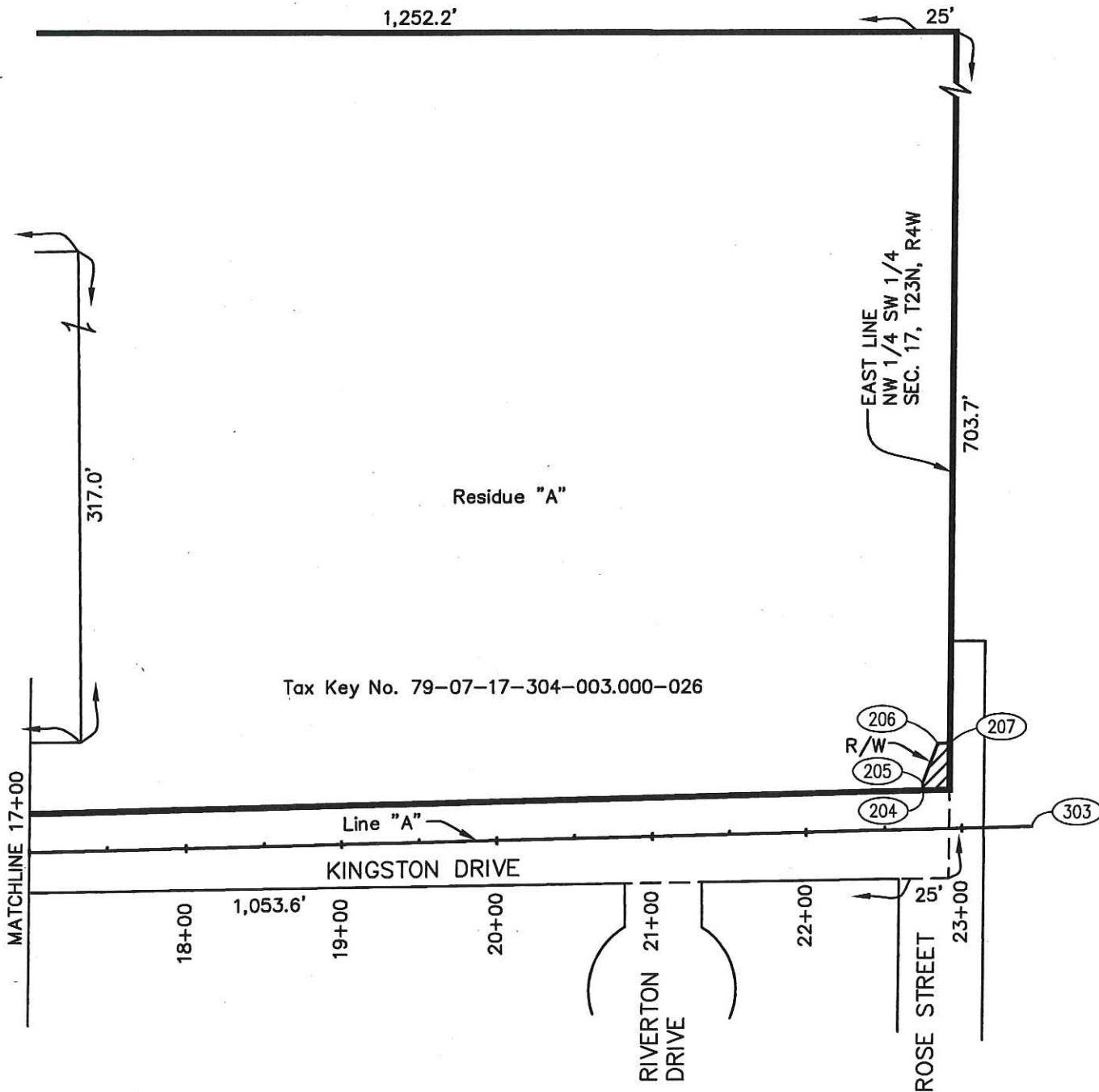
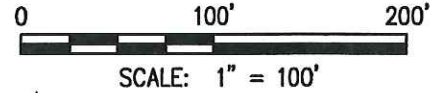
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POINT REFERENCE TABLE (ENGLISH UNITS)					
(NOTE: STATIONS & OFFSETS CONTROL OVER BOTH NORTH & EAST COORDINATES AND BEARINGS & DISTANCES)					
POINT	CENTERLINE	STATION	OFFSET	NORTHING	EASTING
14	*	*	*	*	*
17	*	*	*	*	*
200	"A"	+P(10+24.18)	45.00' Lt.	1889848.0207	3002132.4551
201	"A"	10+40.00	35.00' Lt.	1889838.2578	3002148.4272
202	"A"	11+75.00	35.00' Lt.	1889840.2710	3002283.4121
203	"A"	+P.C.(12+85.03)	P(25.00') Lt.	1889831.9129	3002393.5781
204	"A"	22+75.00	P(25.00') Lt.	1889877.8712	3003381.3620
205	"A"	22+75.00	30.00' Lt.	1889882.8698	3003381.2422
206	"A"	22+85.00	55.00' Lt.	1889908.1023	3003390.6401
207	"A"	+P(22+93.05)	55.00' Lt.	1889908.2953	3003398.6902
300	*	*	*	*	*
301	*	*	*	*	*
302	*	*	*	*	*
303	*	*	*	*	*

* See "Location Control Route Survey Plat"

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument No. 201616014745 in the Office of the Recorder of Tippecanoe County, Indiana, (incorporated herein and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, (Rule 12).



115 W. Washington Street, Suite 1270S
 Indianapolis, Indiana
 (317) 972-1706

Jeff S. Bislich, PS
 Professional Surveyor No. 9800003
 State of Indiana

9-19-16
 Date

